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**AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES
THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF
SAN ANTONIO BY CHANGING THE CLASSIFICATION OF AND
REZONING CERTAIN PROPERTY DESCRIBED HEREIN.**

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BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Section 35-304 of the Unified Development Code which is Chapter 35 of the City Code and constitutes the comprehensive zoning ordinance of the City of San Antonio is hereby amended so that it shall hereafter include the following described changes of classification and the rezoning of the hereinafter designated property to-wit:

CASE NO. Z2002187

The rezoning and reclassification of property from "R-6" Residential Single-Family District to "C-2 NA C" Commercial Non-alcoholic Sales with Conditions for an auto body shop on the property listed as follows:

The south 129 feet of the east 61.03 feet of Lot 320 in Block 4 out of NCB 8607

SECTION 2. The City Council finds as follows: (1). Such use will not be contrary to the public interest. (2). Such use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district. (3). Such use will be in harmony with the spirit and purpose as set forth in Section 35-422, "Conditional Zoning" of the Unified Development Code. (4). The use will not substantially weaken the general purposes or the regulations as set forth in Section 35-422, "Conditional Zoning" of the Unified Development Code. (5). The use will not adversely affect the public health, safety and welfare.

SECTION 3. The City Council approves this Special Use Permit so long as the following conditions are met:

- Business or office hours of operation shall not be permitted before 7:00 a.m. or after 6:00 p.m.
- Lighting shall be erected and pointed downward away from any residential zoning or uses.
- Vehicles shall be completely screened with a six foot privacy fence.

SECTION 4. All other provisions of Chapter 35, as amended, shall remain in full force and effect, including the penalties for violations as made and provided in Section 35 -491.

SECTION 5. The Director of Planning shall change the zoning records and maps in accordance herewith and the same shall be available and open to the public for inspection.

SECTION 6. This ordinance is not severable.

PASSED AND APPROVED THIS 14th DAY OF November 20 02

MAYOR:

Edward D. Garza
EDWARD D. GARZA

ATTEST:

Glenn L. Ledner
City Clerk

APPROVED AS TO FORM:

[Signature]
CITY ATTORNEY